

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

April 9, 2015

A meeting of the Manistee City Planning Commission was held on Thursday, April 9, 2015 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Vice Chair Fortier

Roll Call:

Members Present: Judd Brown, Bill Dean, Ray Fortier, Marlene McBride, Mark Wittlieff

Members Absent: Maureen Barry (excused), Roger Yoder (excused)

Others: Ed Seng (200 River Street), James Smith (City Council, Denise Blakeslee (Planning & Zoning Administrator)

APPROVAL OF AGENDA

Motion by Mark Wittlieff, seconded by Judd Brown that the agenda be approved as prepared.

With a Roll Call vote this motion passed 5 to 0.

Yes: Brown, Dean, McBride, Wittlieff, Fortier

No: None

APPROVAL OF MINUTES

Motion by Mark Wittlieff, seconded by Marlene McBride that the minutes of the March 5, 2015 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 5 to 0.

Yes: Dean, Brown, McBride, Wittlieff, Fortier

No: None

Vice Chair Fortier opened the Public Hearing at 7:03 pm

Zoning Amendment Z15-04

A Zoning Amendment has been drafted by the Planning Commission after performing a review of the P-D Peninsula District and preparing a Report of Findings for City Council. This amendment includes changes to Article 3 Districts, Dimensional Standards Uses Table and Zoning Map; Article 5: General Provisions; Article 6 Peninsula District; Article 12 Waterfront District and Article 21 Signs.

Denise Blakeslee, Planning & Zoning Administrator – Reviewed the proposed Amendment through a PowerPoint Presentation.

Vice Chair Fortier opened the hearing for public comments.

Ed Seng, 200 River Street – Mr. Seng asked about contractors facility, warehouse and about special use permit standards for a shipping facility.

Denise Blakeslee, Planning & Zoning Administrator – Ms. Blakeslee read the definition of a contractors facility; existing warehouses will remain legal non-conforming use; and with the decision by City Council not to amend the development agreement adding a shipping facility as a special use in the PD is moot.

Vice Chair Fortier asked if any correspondence had been received in response to the request.

None

There were no more additional comments; the public hearing was closed at 7:13 pm.

Zoning Amendment Z15-05

Vice Chair Fortier opened the Public Hearing at 7:14 pm

A Zoning Amendment has been drafted by the Planning Commission that provides for alternative methods for storm water retention that includes swales (both biofiltration and vegetated/rock), rain gardens, pervious pavement alternatives, rain barrels or cisterns and vegetated roof systems.

Denise Blakeslee, Planning & Zoning Administrator – Reviewed the proposed amendment through a PowerPoint presentation. County Planner Rob Carson reviewed the language and made some suggestions on the proposed amendment that were sent out to the Commissioners in their packets for their consideration.

Vice Chair Fortier opened the hearing for public comments.

None

Vice Chair Fortier if any correspondence had been received in response to the request.

Comments from the County Planner were received that staff included in the PowerPoint presentation.

There were no more additional comments; the public hearing was closed at 7:25 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Vice Chair Fortier asked if anyone in attendance had any comments on agenda related items.

None

NEW BUSINESS

Zoning Amendment Z15-04

A public hearing was held earlier in response to Zoning Amendment Z15-04 that includes changes to Article 3 Districts, Dimensional Standards Uses Table and Zoning Map; Article 5: General Provisions; Article 6 Peninsula District; Article 12 Waterfront District and Article 21 Signs.

Motion by Mark Wittlieff, seconded by Judd Brown that the Planning Commission makes a recommendation to City Council to approve proposed Zoning Amendment Z15-04.

With a Roll Call vote this motion passed 5 to 0.

Yes: Wittlieff, Dean, Brown, McBride, Fortier

No: None

Zoning Amendment Z15-05

A Public Hearing was held earlier in response to Zoning Amendment Z15-05 that provides for alternative methods for storm water retention that includes swales (both bio filtration and vegetated/rock), rain gardens, pervious pavement alternatives, rain barrels or cisterns and vegetated roof systems.

Motion by Marlene McBride, seconded by Mark Wittlieff that the Planning Commission makes a recommendation to City Council to approve proposed Zoning Amendment Z15-05 including the recommendations from the County Planner.

With a Roll Call vote this motion passed 5 to 0.

Yes: Dean, Brown, McBride, Wittlieff, Fortier

No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Reminded members that had signed up that the Placemaking Workshop is Friday, April 17th.

Staff had sent out requests for proposals asking for a cost to complete the Master Plan. The bid that was received from the Manistee County Planning Department was within the Planning Commission budget for completion.

MEMBERS DISCUSSION

Commissioner McBride – asked about the River Parc/North Channel Outlet properties, commented on the warehouse on Arthur Street.

Commissioner Wittlieff – asked about the Hotel Northern.

Ms. Blakeslee gave an update on the projects to the commission.

The Planning Commission will hold a worksession on April 23, 2015

The next regular meeting of the Planning Commission will be held on Thursday, May 7, 2015

ADJOURNMENT

Motion by Judd Brown, seconded by Mark Wittlieff that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:40 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

From: Rob Carson [<mailto:rcarson@manisteecountymi.gov>]
Sent: Wednesday, March 25, 2015 4:23 PM
To: Denise Blakeslee
Subject:

Denise,

On the issue of the Zoning Ordinance Amendments that we spoke about earlier. I took a quick look at Article 5 in the City Zoning Ordinance and found that the purpose sections outline applicability to all structures/districts within the City. I think that the best way to approach the Stormwater Runoff requirements would be to directly address applicability within the Performance Standards Item 3. The first portion of the section which is composed of the original language to apply to every lot/structure, and to be honest, I think that you may want to add language which discusses direct stormwater discharge from one lot to another.

For Example, I think it could read:

"No stormwater runoff, which is the result of development site design, or other manmade features, shall be allowed to be directed to neighboring parcels, or shall be allowed to result in water standing on the surface, unless the standing water is a part of a properly managed and maintained stormwater retention system, sediment pond; or the standing water is in a naturally occurring wetland or water body. As an alternative, if in the opinion of the City's consulting engineer, the soils are of a type which will allow for efficient drainage, the use of drywells, infiltration trenches, swales, bio-retention or other best management practices for controlling urban runoff quality may be permitted. Single-family standalone residences are exempt from having to receive permitting and design approval for placement of rain gardens, bio-swales, rain barrels or other stormwater management practice, but all stormwater structures must meet applicable setbacks and other general standards. Methods used for stormwater management may include attached or detached accessory stormwater control features as follows:"

Talk with you soon.

Rob

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